

**AGENDA**  
**STATE BUILDING COMMISSION**  
**Executive Subcommittee**  
**Hearing Room 30 – Legislative Plaza**  
**August 22, 2016**  
**11:00 a.m.**

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## CONSENT AGENDA

Approval of the following real property transactions which have been reviewed and recommended for approval by Subcommittee staff:

- A.     Agency:           Tennessee Board of Regents – Shelby County  
      Transaction:       Acquisition – Fee (Purchase)  
      Provision(s):      Waiver of advertisement and one appraisal and waiver of REM fees
  
- B.     Agency:           Tennessee Board of Regents – Shelby County  
      Transaction:       Procurement  
      Provision(s):      none
  
- C.     Agency:           Department of Developmental & Intellectual Disabilities – Knox County  
      Transaction:       Disposal - Fee  
      Provision(s):      Waiver of one appraisal

## UNIVERSITY OF TENNESSEE

### University of Tennessee Institute of Agriculture, Columbia, Maury County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding and source(s) of funding

**Project Title:** Ridley 4-H Center for Profitable Agriculture

**Project Description:** This project will construct a new administrative/office building on a centrally located site. The new facility will include typical office functions consisting of reception, offices, conference and work rooms, first aid, support space and a parking area. This facility will include staff from the 4-H Center and the Extension Center.

**SBC Number:** 540/001-02-2015

**Total Project Budget:** \$1,526,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,000,000.00	\$0.00	\$1,000,000.00	Gifts/Donations	(O)
	315,000.00	211,000.00	526,000.00	Plant (Non-Auxiliary)	(A)
<b>Original Project Budget:</b>	<b>\$1,315,000.00</b>				
<b>Change in Funding:</b>		<b>\$211,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$1,526,000.00</b>		

**Comment:** Six bids were received on July 21, 2016. An increase in funding is needed to award a contract to Kent Carvell Construction for the base bid and three alternates. There will be no additional designer fees related to the bid overage.

<b>Previous Action:</b>	06/11/2015	SBC	Approved project
	08/24/2015	ESC	Selected designer (Lyle Cook Martin)
	04/18/2016	SBC	Approved revision in scope & funding
	08/11/2016	SBC	Referred to ESC with authority to act

## TENNESSEE BOARD OF REGENTS

### Procurement

**Requested Action:** Approval to permit Nashville State Community College to engage a realty firm utilizing campus procurement procedures

**Location:** Davidson County

**Comment:** Nashville State Community College (NSCC) issued an RFI soliciting sites in the Madison/Rivergate area and the Hermitage/Donelson area of Davidson County, but did not receive any responses suitable for hosting satellite campus locations. NSCC feels that hiring a realty firm would provide them with a better selection of property options.

**SSC Report:** 08/15/2016 Dick Tracy presented the transaction. Staff referred to Executive Subcommittee with recommendation.

DEPARTMENT OF MILITARY

Readiness Center, Columbia, Maury County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding

**Project Title:** Columbia RC HVAC and Energy Updates

**Project Description:** Replacement of facility HVAC system and related equipment, new energy management system and controls, update components, interior repairs to floors, ceilings, walls and all related work.

**SBC Number:** 361/014-01-2015

**Total Project Budget:** \$1,919,676.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$ 710,000.00	\$ 0.00	\$ 710,000.00	15/16	CurrFunds-CapMaint	(A)
	710,000.00	249,838.00	959,838.00		Federal (NGB)	(F)
	0.00	11,782.72	11,782.72	02/03	CurrFunds-CapMaint	(R)
	0.00	132,181.44	132,181.44	05/06	CurrFunds-CapMaint	(R)
	0.00	105,873.84	105,873.84	09/10	CurrFunds-CapMaint	(R)

**Original Project Budget:** \$1,420,000.00

**Change in Funding:** \$499,676.00

**Revised Project Budget:** \$1,919,676.00

**Comment:** Three bids were received on August 4, 2016 all over MACC. The project is being rebid and an increase in funding is needed to ensure that there will be sufficient funds to award a contract prior to September 30, 2016 so that the federal funding may be utilized. There will be no additional designer fees.

**Previous Action:**

07/09/2015	SBC	Approved project
07/20/2015	ECS	Selected designer (Oliver Little Gipson)
08/11/2016	SBC	Referred to ESC with authority to act

DEPARTMENT OF MILITARY

Readiness Center, Millington, Shelby County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding

**Project Title:** Millington RC HVAC and Energy Updates

**Project Description:** Replacement of facility HVAC system and related equipment, new energy management system and controls, new fire alarm system, update related components, interior repairs to floors, ceilings, walls and all related work.

**SBC Number:** 361/055-01-2015

**Total Project Budget:** \$1,546,855.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 277,500.00	\$ 0.00	\$ 277,500.00	15/16	CurrFunds-CapMaint	(A)
	832,500.00	327,641.25	1,160,141.25		Federal (NGB)	(F)
	0.00	22,679.66	22,679.66	09/10	CurrFunds-CapMaint	(R)
	0.00	11,723.99	11,723.99	10/11	CurrFunds-CapMaint	(R)
	0.00	74,810.10	74,810.10	11/12	CurrFunds-CapMaint	(R)

**Original Project Budget:** \$1,110,000.00

**Change in Funding:** \$436,855.00

**Revised Project Budget:** \$1,546,855.00

**Comment:** Three bids were received on August 4, 2016 all over MACC. The project is being rebid and an increase in funding is needed to ensure that there will be sufficient funds to award a contract prior to September 30, 2016 so that the federal funding may be utilized. There will be no additional designer fees.

**Previous Action:**

07/09/2015	SBC	Approved project
07/20/2015	ESC	Selected designer (HNA Engineering)
08/11/2016	SBC	Referred to ESC with authority to act

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

Requested Action:           **Approval to cancel a capital grant**

Project Title:                Visitor Center

Project Description:        Provide a state matching grant to match with a Federal Scenic Byways Grant administered by TDOT to the Mississippi River Corridor-Tennessee (MRC-T) for the expansion of the Visitor's Center at Reelfoot Lake State Park.

SBC Number:                126/084-01-2013

Total Project Budget:      \$372,000.00

Current Project Funding:   \$137,776.71  
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$372,000.00	(\$234,223.29)	\$137,776.71	03/04	CurrFunds-CapImprov	(R)
Original Project Budget:	<b>\$372,000.00</b>					
Change in Funding:		<b>(\$234,223.29)</b>				
Revised Project Budget:			<b>\$137,776.71</b>			

Comment:                    The grant is being cancelled because the State is taking over the project for which the grant was issued.

Previous Action:	10/10/2013	SBC	Approved capital grant
	08/11/2016	SBC	Referred to ESC with authority to act.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

**Requested Action:** Approval of a revision in project budget and sources of funding, to utilize an Agency Consultant for design and the existing contractor for construction for a portion of the project and to utilize a TDOT consultant and TDOT construction processes for the remainder of the project

**Project Title:** Visitor's Center Expansion

**Project Description:** Expansion of the existing visitor's center at Reelfoot Lake Park.

**SBC Number:** 126/084-01-2014

**Total Project Budget:** \$1,890,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,890,000.00	(\$1,326,179.68)	\$563,820.32		Gift-In-Place	(O)
	0.00	234,223.29	234,223.29	03/04	CurrFunds-CapImprov	(R)
	0.00	291,012.65	291,012.65	15/16	CurrFunds-CapImprov	(A)
	0.00	800,943.74	800,943.74		Federal Grant	(F)

**Original Project Budget:** \$1,890,000.00

**Change in Funding:** 0.00

**Revised Project Budget:** \$1,890,000.00

**Comment:** Mississippi River Corridor – Tennessee (MRC-T) is no longer able to complete the project as a Gift-In-Place. Unexpended grant funds, emergency and contingency funds, and remaining funds from the federal National Scenic Byways grant will be used to fund the remaining portion of the project, which will be done in two phases.

The first phase will provide for the weatherization of the structure and will be funded entirely from State funds. Use of the Agency Consultant is requested as associated design services are limited to Construction Administration and Close Out. Use of the existing contractor (Searcy Builder-Contractor, Inc.) is requested for continuity of service and to expedite the work. Searcy was selected through a competitive process.

The second phase will utilize the remaining Federal grant funds with 20% matching State funds to complete the remaining work of the project. The use of the TDOT consultant and TDOT construction processes is requested to satisfy Federal requirements associated with the remaining Federal grant funds.

**Previous Action:** 05/08/2014 SBC Approved acceptance of gift  
08/11/2016 SBC Referred to ESC with authority to act



## DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

### Acquisition – Easement (Utility)

**Requested Action:** Approval to acquire utility easements for the Memphis Regional Megasite

**Transaction Description:** Transaction No. 16-08-005-DM

- **Location:** Tipton & Haywood Counties – 105.45+/- acres (multiple parcels)
- **Owner(s):** Estimated 210 individual owners - estimated 260 properties
- **Estimated Purchase Price:** \$5,300/acre
- **Source of Funding:** SBC Project Number 529/000-02-2010 – Current Funds Capital Improvements (A)

**Comment:** The agency is requesting approval to acquire a 63.03 acre permanent easement and a 42.42 acre temporary construction easement to construct, operate and maintain a treated effluent force main. The easements will cover 35 linear miles, affecting approximately 210 property owners and approximately 260 parcels from the Megasite to the Mississippi River. Easements are expected to be purchased for \$5,300 per acre with a \$1,000 minimum. Additionally, the Department of General Services may engage a consultant to assist with obtaining the easements.

**SSC Report:** 08/15/2016 Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

## TENNESSEE WILDLIFE RESOURCES AGENCY

### Region 2 – College Grove, Williamson County, Tennessee

Requested Action:	Approval of project, budget, scope, funding and source(s) of funding and to utilize Agency Resources for design and construction
Project Title:	Demolition – Horton Highway 31 A
Project Description:	This project provides for the demolition of a barn in College Grove, Tennessee.
SBC Number:	220/018-01-2016
Total Project Budget:	\$0.00
Source of Funding:	\$0.00
Comment:	<p>Demolition of the Haley-Jaqueth storage building which is beyond repair. Agency Resources are requested because of the simplicity of the structure to be demolished.</p> <p>The THC has determined that this project will <u>not</u> adversely affect this State-owned resource of 50+ years, and no further action is necessary.</p>
Previous Action:	07/25/2016    ESC    Subcommittee deferred action on this request

## TENNESSEE WILDLIFE RESOURCES AGENCY

### Acquisition – Fee (Purchase)

**Requested Action:** Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 15-08-016-MB  
• **Location:** Carroll County – 198.81+/-acres (1 tract) - Huntingdon, TN  
• **Owner(s):** Carroll County Watershed Authority (CCWA)  
• **Estimated Purchase Price:** Fair Market Value  
• **Source of Funding:** 16/17 Wetland Acquisition Fund (A)

**Comment:** Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

On September 21, 2015, ESC approved 490.06+/- acres to be acquired as a gift. Upon review, the agency has determined that of the previously approved 490.06 +/- acres only 372.76+/- acres are used as a mitigation bank. The 372.76+/- acres used as a mitigation bank will be acquired as a gift per the previous ESC approval. CCWA desires to obtain fair market value for the remaining 117.30 +/- acres plus an additional 81.51+/- acres (198.81+/- acres total) that are not used as mitigation banks. The agency desires to purchase the 198.81+/- acres at a price not to exceed fair market value for a total acquisition of 571.57+/- acres. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	December 17, 2004 (Hwy 77)
Purchase Price:	\$0.00
Property Assessor's Value:	\$0.00 (498.81 acres)
Square Footage Improvements:	None

Date of Last Transfer:	January 9, 2008 (Firetower Rd.)
Purchase Price:	\$130,968
Property Assessor's Value:	\$0.00 (72.76 acres)
Square Footage Improvements:	None

**Previous Action:** 09/21/2015 Approved acquisition as gift

**SSC Report:** 08/15/2016 Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) APPROVAL of the Minutes of the Executive Subcommittee meeting held on July 25, 2016.

### Disposal Easements

- 1) REPORT of the following disposal easement in accordance with Item 3.02(E) of the *SBC By-Laws, Policy & Procedures*:

SPA:	Tennessee Board of Regents – Jackson State Community College
Grantee:	Jackson Energy Authority
Type:	Utility
SBC Project:	Health Sciences Building
SBC No.	166/019-01-2013
Approvals:	Form of easement approved by OSA and AG

### Designer Selections

- 1) REPORT of the following designer selections as delegated to the State Architect for projects below the major maintenance threshold:

Location:	Drivers Services Center – Hart Lane
Project Title:	Roof Replacement
Total Project Budget:	\$160,000
SBC Project No.	502/056-01-2016
Designer:	JOHNSON + ASSOCIATES

Location:	THP Communications Building
Project Title:	Roof Replacement
Total Project Budget:	\$250,000
SBC Project No.	502/057-01-2016
Designer:	MCFARLIN HUITT PANVINI

Location:	Clover Bottom Campus
Project Title:	Roof Replacements
Total Project Budget:	\$357,700
SBC Project No.	346/003-01-2016
Designer:	M. SHANKS ARCHITECTS

Location:	South Central Regional Health Office
Project Title:	Roof Replacement
Total Project Budget:	\$400,000
SBC Project No.	408/003-01-2016
Designer:	M. SHANKS ARCHITECTS

- 2) SELECTION of DESIGNERS for projects approved by the State Building Commission and recommended by the State Procurement Agencies.

#### Other Business

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

Requested Action:	Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal and waiver of REM Fees.		
Transaction Description:	Transaction No. 12-07-026		
• Location:	University of Memphis Shelby County – 0.2720+/- acres – 3611 Norriswood Avenue, Memphis, TN		
• Owner(s):	Nena L. Seiler		
• Estimated Purchase Price:	Fair Market Value		
• Source of Funding:	2007 G.O. Bonds		
Comment:	This property is one of the “102” University of Memphis properties that were approved in the July 2007 SBC Executive Subcommittee Master Plan.		
	Date of Last Transfer:	September 09, 2006	
	Purchase Price:	0.00	
	Property Assessor’s Value:	186,000	
	Square Footage Improvements:	1,905	
SSC Report:	08/15/2016	Dick Tracy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.	

TENNESSEE BOARD OF REGENTSProcurement

**Requested Action:** Approval to issue a Request For Proposal for a Ground Lease

**Location:** Shelby County

**Comment:** The University of Memphis proposes to issue an RFP to solicit potential tenants for a Ground Lease with a 25 year term on vacant land at the Park Avenue Campus for a communications tower and associated equipment providing communications service to the surrounding areas. A prior lease for a communications tower at the Park Avenue Campus has expired and the University would like to continue to receive a revenue stream from an unused portion of the Park Avenue Campus.

**SSC Report:** 08/15/2016 Dick Tracy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Disposal – Fee

**Requested Action:**                      **Approval of disposal in fee with waiver of one appraisal**

**Transaction Description:**            Transaction No. 15-12-002-FB  
     • **Location:**                            Knox County – 1.28+/-acres – 2600 Brooks Ave., Knoxville, TN  
     • **Estimated Sale Price:**            Fair Market Value

**Comment:**                                A non-profit organization used the property until September 2015. The agency has no intended use for the property. Proceeds from the sale will be deposited into the Intellectual Disabilities Trust Fund pursuant to TCA 12-2-117.

This building is less than 50 years old and does not require Tennessee Historical Commission Review.

Date of Last Transfer:                      October 1, 1941 (land)  
 Previous Owner:                            N/A  
 Original Cost to State:                    \$0.00  
 Square Footage Improvements:        5,000

**SSC Report:**                            08/15/2016        Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee for consent agenda